

**PB# 86-72**

**Buhl & Rinaldi**

**51-1-82.1 & 82.2**

86-72 -

Ted Bulh/ James Rinaldi  
Subdivision

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

## General Receipt

8121

*(James Linaldi)*

*Sept. 19* 19 *86*

Received of

*Ted Buhl, Inc.*

\$ *25.00*

DOLLARS

For

*Twenty Five and 00/100*

*Subdv. application fee - 86-72*

DISTRIBUTION

FUND	CODE	AMOUNT
<i>Check #25.00</i>		
<i>#2342</i>		

By

*Pauline S. Townsend*  
*Town Clerk*

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

## General Receipt

8675

*Feb. 26,* 19 *87*

Received of

*Ted Buhl, Inc.*

\$ *470.00*

DOLLARS

For

*Four Hundred Seventy and 00/100*

*Pre-Preliminary - \$100.00*

*Final Plot Section Fee - \$150.00*

*Preliminary - \$100.00*

*Final Plot - \$120.00*

DISTRIBUTION

FUND	CODE	AMOUNT
<i>Check #2699</i>		<i>\$470.00</i>
<i>86-72</i>		

By

*Pauline S. Townsend*  
*Town Clerk*

Title

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

## General Receipt

9117

*Redated 7/11/87 July 16* 19 *87*

Received of

*Ted Buhl, Inc.*

\$ *25.00*

DOLLARS

For

*Twenty-five and 00/100*

*Planning Board - Redated Map #86-72*

DISTRIBUTION

FUND	CODE	AMOUNT
<i>Cash</i>		<i>25.00</i>

By

*Pauline S. Townsend*  
*Town Clerk*

Title

FUND	CODE	AMOUNT
Check # 25.00		
# 2342		

By Pauline B. Townsend  
Town Clerk

**General Receipt** 8675

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

Received of Ted Buhl, Inc. \$ 470.00

Four Hundred Seventy and 00/100 DOLLARS  
Pre-Preliminary - \$100.00 Final Plat Section Fee - \$150.00  
Preliminary - \$100.00 Final Plat - \$120.00

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 2699		\$470.00
86-72		

By Pauline B. Townsend  
Town Clerk  
 Title

**General Receipt** 9117

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

Received of Ted Buhl, Inc. \$ 25.00

Twenty-five and 00/100 DOLLARS  
Planning Board - Redated map # 86-72

DISTRIBUTION

FUND	CODE	AMOUNT
Cash		25.00

By Pauline B. Townsend  
Town Clerk  
 Title

**TED BUHL INC.**  
 1 CORNWALL AVENUE 914 534-8770  
 CORNWALL-ON-HUDSON, NY 12520

PAY TO THE ORDER OF Town of New Windsor \$ 1000.00

One thousand and 00/100 DOLLARS

**NORSTAR BANK** Cornwall Office  
 OF THE HUDSON VALLEY, N.Y. Cornwall, NY 12518

MEMO 86-72 - Rec. Sec Ted Buhl

2700 2/26 19 87 50-174/219

00219017481 524 1000658 2700



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.

MARK J. EDSALL, P.E.  
Associate

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Buhl & Rinaldi Subdivision  
PROJECT LOCATION: Beattie Road  
NW #: 86-72  
11 February 1987

1). It is my opinion that the subdivision plan and lot line change, as dated 9 February 1987 (revised) is acceptable from an engineering standpoint.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Mark J. Edsall', written over a horizontal line.

Mark J. Edsall, P.E.  
Planning Board Engineer

MJEfmd

TOWN OF NEW WINDSOR  
PLANNING BOARD  
RECEIVED *vp*  
DATE 2-11-87

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision ✓ as submitted by

Elias Grevas for the building or subdivision of  
Ted Buhl and James Rinaldi has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved ✓.

If disapproved, please list reason.

1. Requires percolations for each building lot  
in the AREA of Septic Systems.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

✓ Luman D. Masten Jr.  
SANITARY SUPERINTENDENT

September 18, 1986  
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision Lee Buhl & James R. Ralston as submitted by  
Gruen for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒ \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

17 Feb 1966  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

10/1/86  
DATE

82

Date Received 9/19/86  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval \_\_\_\_\_  
Fees Paid \$26.00

25. or let time fee  
plus

Date: 17 SEPT. 1986

1. Name of subdivision TED BUHL & JAMES RINALDI, SECTION I LOT LINE CHANGES SUBDIVISION &  
LOT LINE CHANGES
2. Name of applicants TED BUHL & JAMES RINALDI Phone (914) 534-8770  
Address 40 TED BUHL 1 CORNWALL AVE., CORNWALL-ON-HUDSON, N.Y. 12520  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record APPLICANTS Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor ELIAS D. GREVAS Phone (914) 562-8067  
Address 33 QUASSACK AVE., NEW WINDSOR, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the West side of BEATTIE ROAD  
(Street)  
300'± feet South of Shaw Road  
(direction)
7. Total Acreage 5.93± AC Zone R-1 Number of Lots 4 (4 lot line changes)
8. Tax map designation: Section 51 Lot(s) 82.1 & 82.2, Block 1
9. Has this property, or any portion of the property, previously been subdivided Yes.  
If yes, when 1974; by whom HARRY & LOUISE WAGNER
10. Has the Zoning Board of Appeals granted any variance concerning this property No.  
If yes, list case No. and Name \_\_\_\_\_

List all contiguous holdings in the same ownership.

Section \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK     )  
COUNTY OF ORANGE    : SS.:

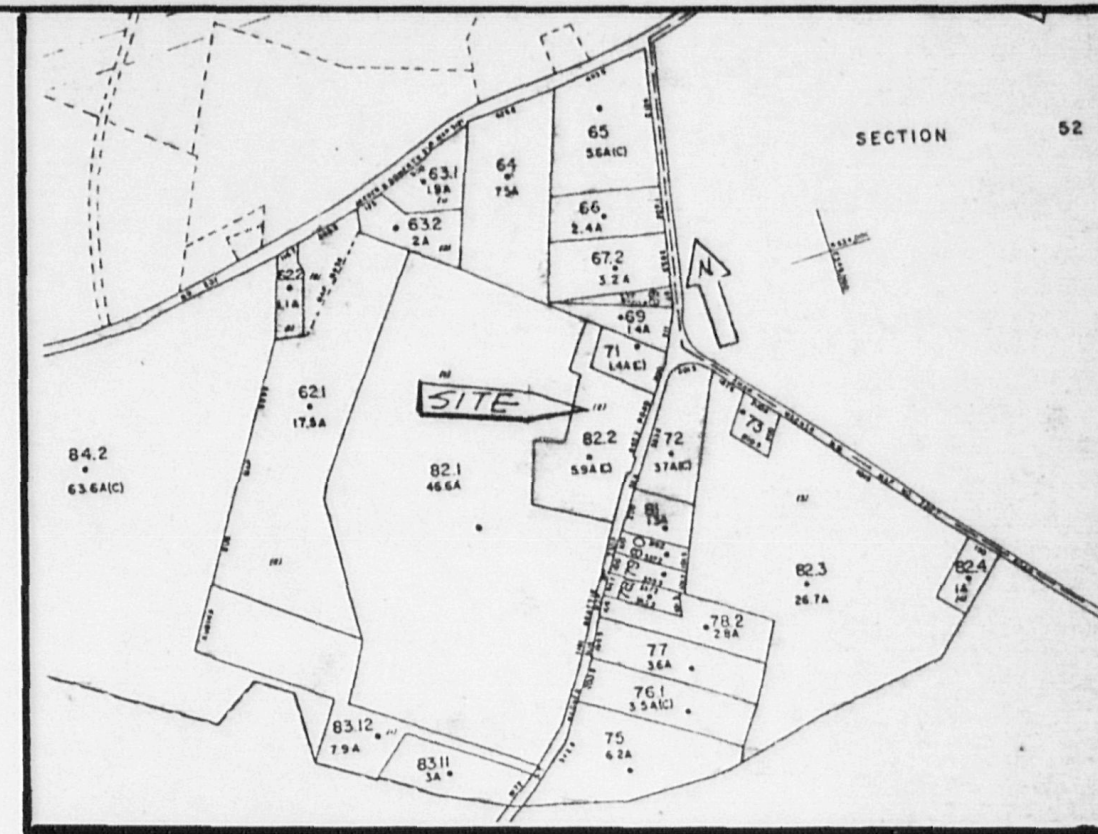
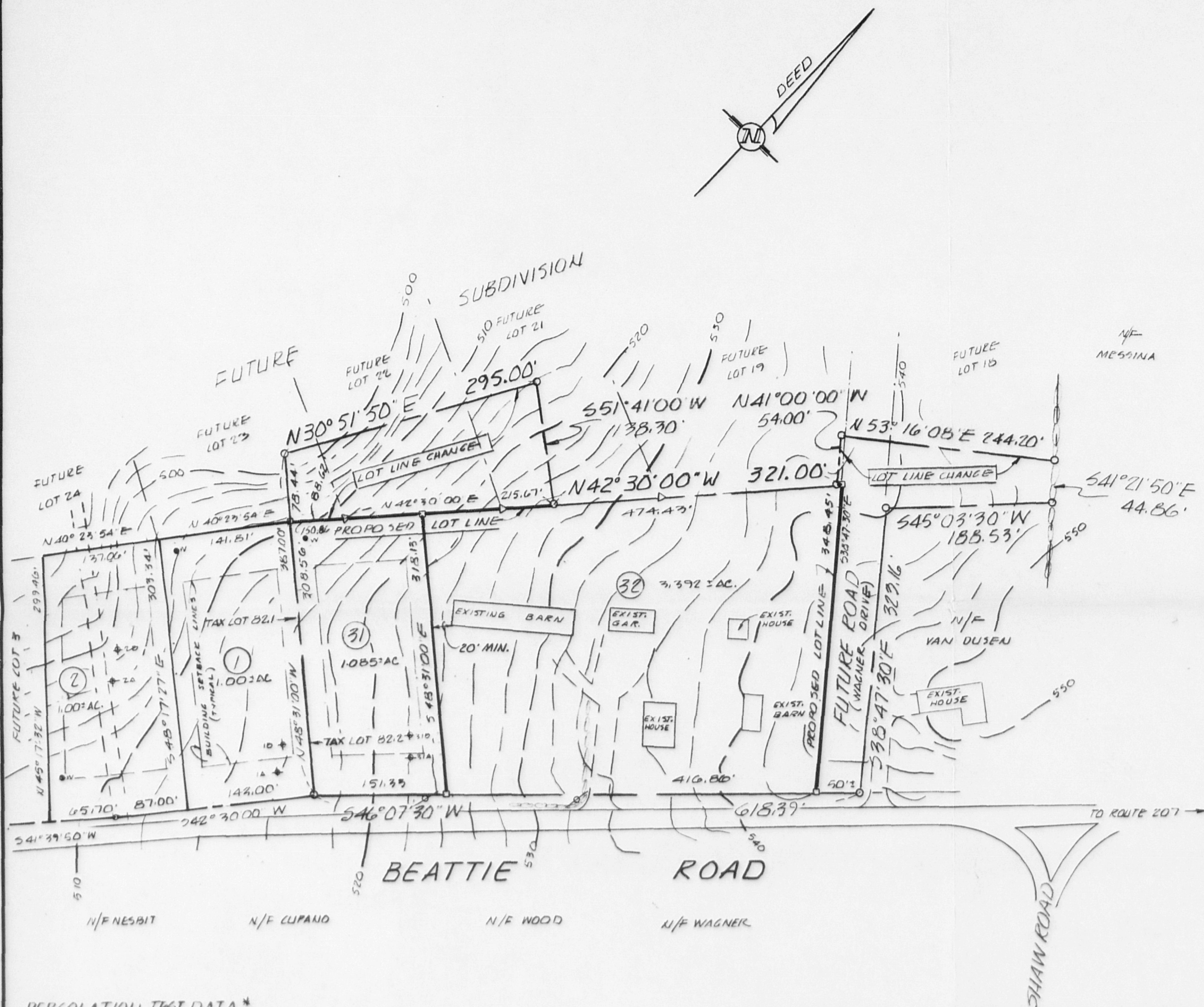
I, Ter Bell, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address 1 Cornwall Ave  
Cornwall-on-Hudson  
N. Y. 12520

SWORN to before me this

day of \_\_\_\_\_, 19

\_\_\_\_\_  
NOTARY PUBLIC



LOCATION MAP 1" = 800'

NOTES

- Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 51, Block 1, Lot 82.2 and a Lot Line Change in Section 51, Block 1, Lot 82.1.
- Also being a re-subdivision of Lot 2, and a Lot Line Change in Lot 1, as shown on the Harry and Louise Wagner Subdivision Plan, filed in the Orange County Clerk's Office on 24 October 1974 as Map No. 3307.
- PROPERTY ZONE: R-1
- PROPERTY AREA: 5.93 AC
- APPLICANTS: Ted Buhl & James Rinaldi  
c/o Ted Buhl  
1 Cornwall Avenue  
Cornwall-on-Hudson, N.Y.  
12520
- All lots shown meet or exceeds Zoning Requirements.
- Boundary data shown is from field survey completed by the undersigned on 17 May 1986.
- Topographic data shown is from aerial photogrammetric methods. Date of Photography: 1979  
Contour Intervals, two (2) feet.
- All Sanitary Sewage Disposal Systems shall be designed by a N.Y.S. Licensed Professional prior to the issuance of a Building Permit. The system shall be inspected during construction and certified as to conformance to the original design prior to the issuance of a Certificate of Occupancy.
- Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

SECTION 51 SUBDIVISION PLAN  
LOT LINE CHANGE APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON FEB 22 1987  
BY Lawrence Jones  
Lawrence Jones  
Secretary



CERTIFICATION

I hereby certify that this plan resulted from an actual field survey completed on 17 May 1986 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

PERCOLATION TEST DATA \*

LOT NO.	TEST NO.	STABILIZED RATE
1	1A	10 MIN.
1	1B	29 MIN.
2	2A	0.2 MIN.
2	2B	2 MIN.
31	31A	14 MIN.
31	31B	12 MIN.

\* DATA SUPPLIED TO ORANGE COUNTY HEALTH DEPT. FOR APPROVAL BY SHAW ENGINEERING, NEWBURGH, N.Y.; LOTS 1, 2 & 31 ARE SUBJECT TO SUCH APPROVAL.

PERCOLATION TESTS SHOWN THUS:  $\oplus$  1A  
PROPOSED WELLS SHOWN THUS:  $\ominus$  W

R-1 ZONE REQUIREMENTS

LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD	ST. FRONTAGE	BLD. HEIGHT	FLOOR AREA	DEVELOPMENT COVERAGE
MIN.	MIN.	MIN.	MIN.	MIN.	MIN.	MAX.	MIN.	MAX.
43,560 SF	125'	45'	20'/40'	50'	70'	35'	1,200 SF	25%

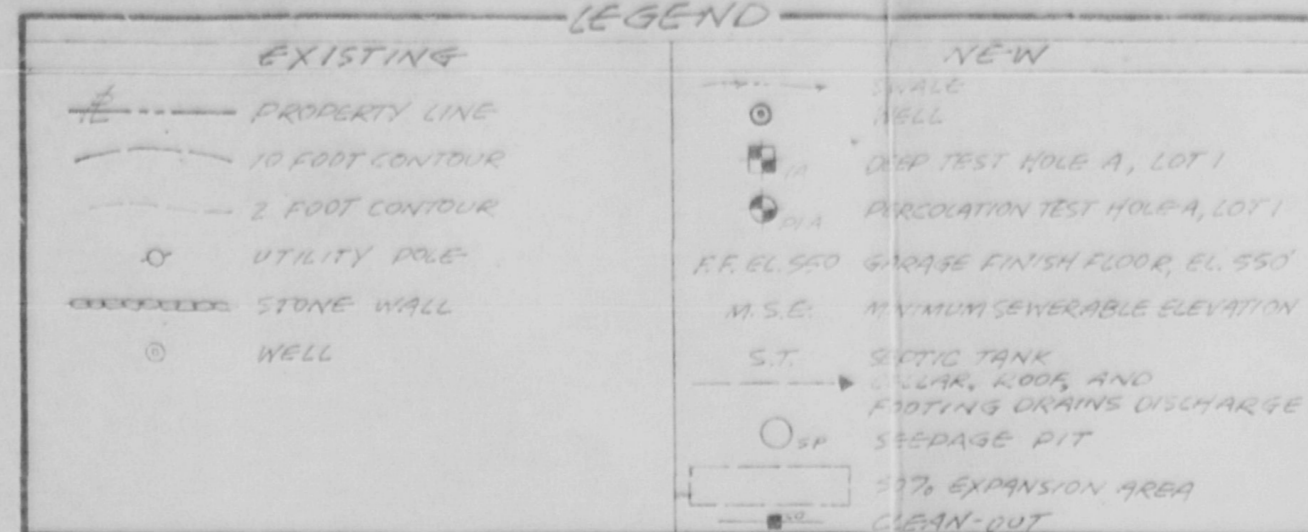
ELIAS D. GREVAS, L.S.  
LAND SURVEYOR  
33 QUINCY AVENUE  
NEW WINDSOR, NEW YORK 12550

DATE	DESCRIPTION
9/16/87	REVISED TO FINAL

PLAN FOR  
**TED BUHL & JAMES RINALDI**  
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK  
Drawn: 24  
Checked:  
Scale: 1" = 100'  
Date: 15 SEPT 86  
Job No: 86-023  
**SECTION I**  
**SUBDIVISION PLAN & LOT-LINE CHANGE**

## SITE PLAN NOTES

- |    |  |  |
|----|--|--|
| 1. | AREA LOTS 1-32<br>AREA REMAINING LOVED BY RANOLD<br>TOTAL AREA | 46.57 ACES<br>52.5 ACES<br>51.28 ACES                                |
| 2. | Record Owner & Applicant                                       | Shady Grove Associates<br>12 Scotchtown Avenue<br>Goshen, N.Y. 10924 |
| 3. | Tax Map Designation  | Section 51<br>Block 1<br>Lots 82.1 & 82.2                            |



**Shaw Engineering**  
Consulting Engineers

**CERTIFICATION**

I hereby certify that this plan resulted from an actual field survey completed on 17 May 1986 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

**EAS** ELIAS D. GREVAS, I.S.  
 LAND SURVEYOR  
 33 QUADACIA AVENUE  
 NEW BRIDGE, NEW YORK 12550

REVISIONS	
DATE	DESCRIPTION
1/19/88	AS PER O.C.H.D. COMMENTS
1/27/88	AS PER O.C.H.D. COMMENTS
1/29/88	AS PER O.C.H.D. COMMENTS
1/30/88	AS PER O.C.H.D. COMMENTS

Drawn By <u>AL</u>	Project <u>SUBDIVISION PLAT</u>	1 or 4
Checked By <u>AL</u>	Project	
Scale <u>1" = 50'</u>	<u>BUHL &amp; RINALDI SUBDIVISION</u>	
Date <u>11/20/80</u>	<u>JOHN DEER</u>	